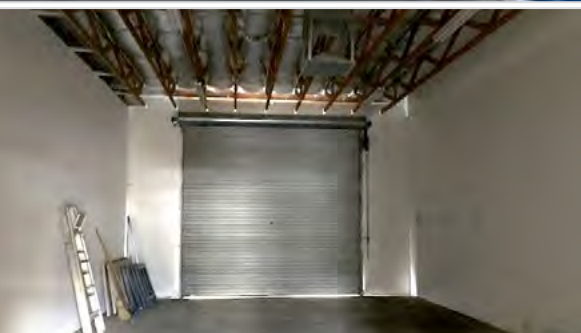


**Small Flex Space
Available For Lease**

4480-4500 DELANCEY DR

**LEASE RATE: \$0.95 PSF + \$0.50 NNN FEES
ZONED M-1 • LAS VEGAS, NV 89103**



Spacious Office with Warehouse Available Now!

PROPERTY DESCRIPTION

Subject Property is centrally located seconds from Las Vegas Boulevard, I-15, I-215, shops, restaurants and everything Las Vegas has to offer! 1,100 square foot unit has spacious front office area with restroom; and 14' ceiling warehouse (swamp cooled) with a 12' x 12' grade level roll-up door. No automotive or related industries. Two spaces left at this location!

PROPERTY HIGHLIGHTS

- **1,100 SF AVAILABLE NOW!**
- Location, Location, Location!
- Front Office and Bathroom
- 14' Ceiling Warehouse
- 12' x 12' Grade Level Roll-Up Door
- Swamp Cooled
- Close to Las Vegas Blvd, 1-15 Fwy and 215 Beltway

FOR MORE INFORMATION CONTACT:

MATT FEUSTEL | Broker / Owner

(702) 480-2403 | matt@areicommercial.com | NV Lic # B.0145204

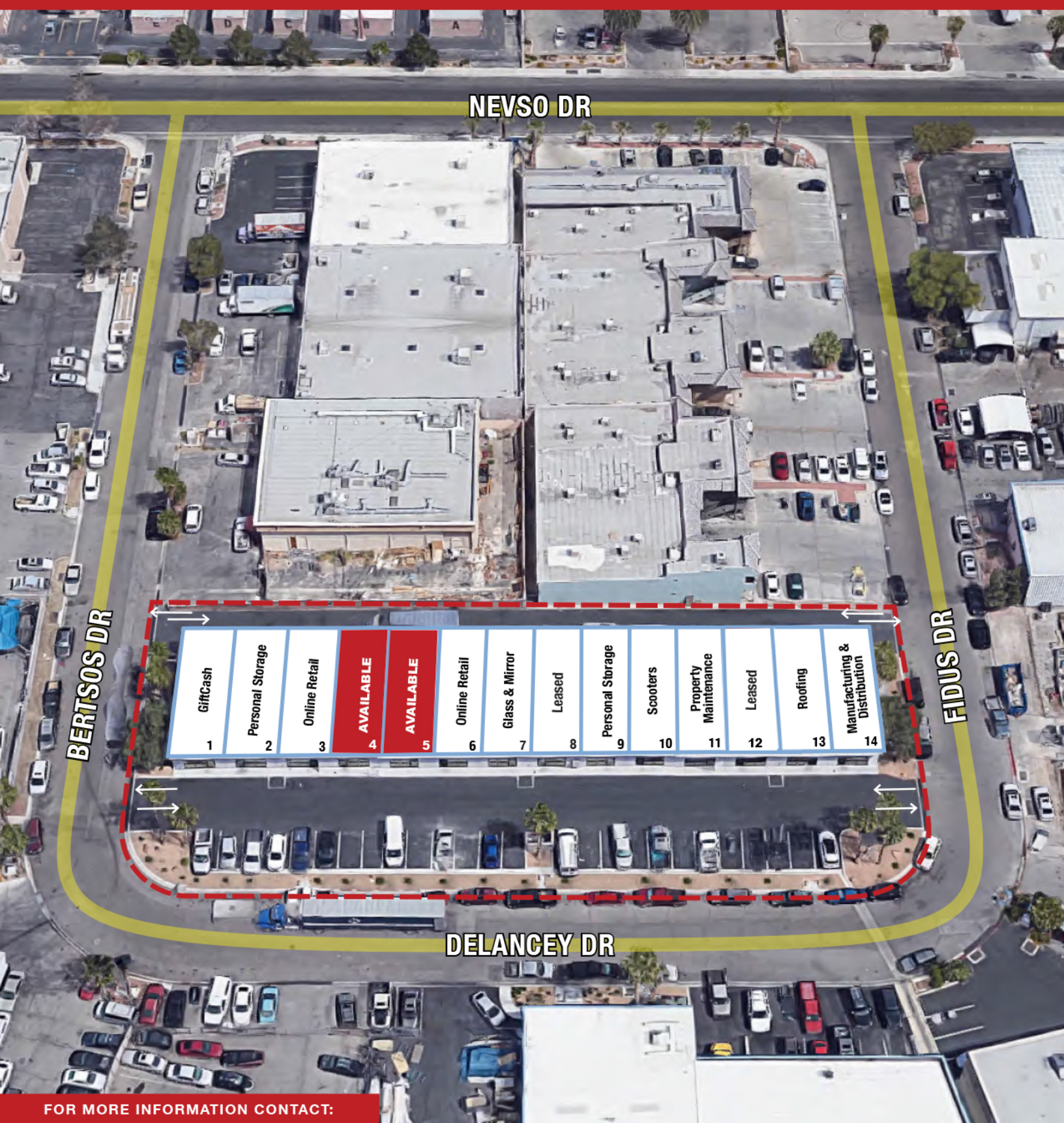
4955 S Durango Dr, Ste 214 • Las Vegas, NV 89113



This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable.



LEASE RATE: \$1.20 PSF + \$0.50 NNN FEES • ZONED M-1 • 4480-4500 DELANCEY DRIVE | LAS VEGAS, NV 89103



FOR MORE INFORMATION CONTACT:

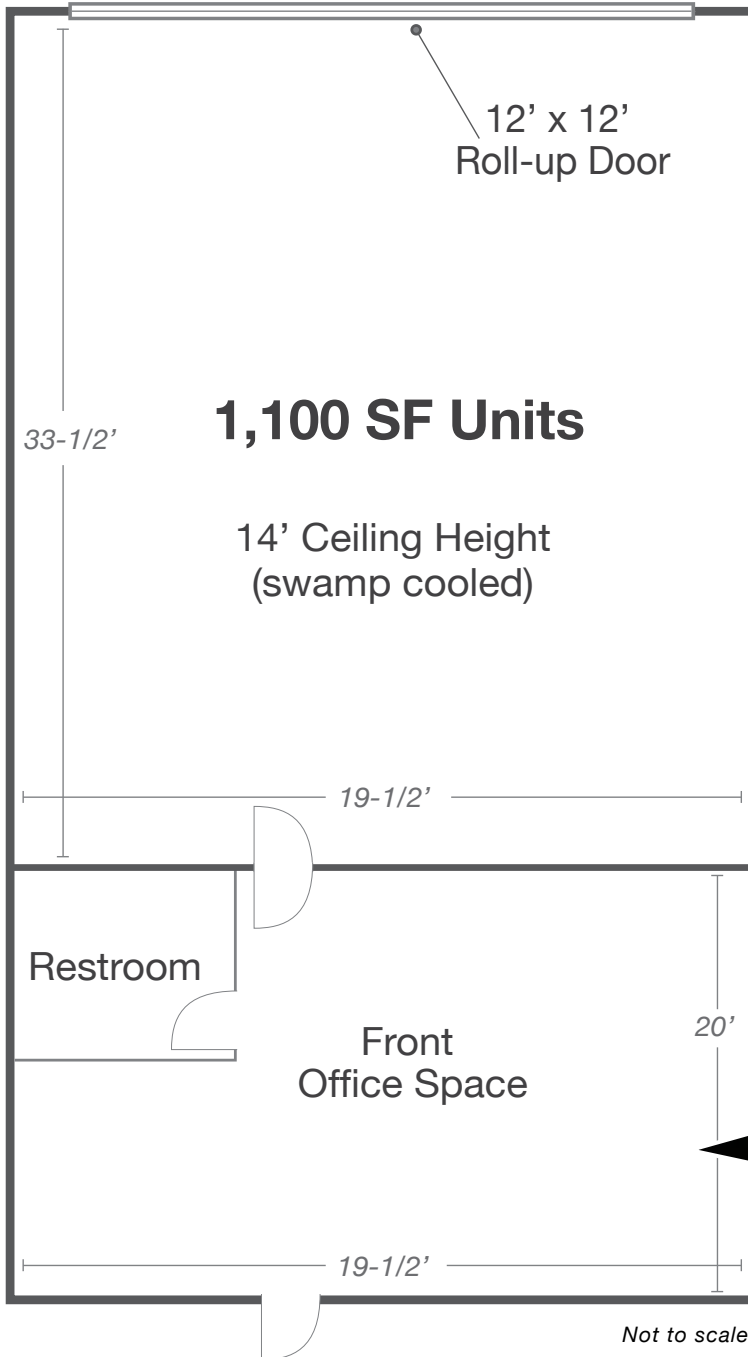
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FLOOR PLAN

The 1,100 sq.ft. unit consists of spacious front office area with a private restroom; and 14' ceiling height warehouse (swamp cooled) with a 12' x 12' grade level roll-up door.



UNIT	SIZE/PSF	TENANT
1	1,100	GiftCash
2	1,100	Personal Storage
3	1,100	Online Retail
4	1,100	AVAILABLE
5	1,100	AVAILABLE
6	1,100	Online Store
7	1,100	Glass & Mirror
8	1,100	Leased
9	1,100	Personal Storage
10	1,100	Scooters
11	1,100	Property Maintenance
12	1,100	Leased
13	1,100	Roofing
14	1,100	Manufacturing & Distribution



FOR MORE INFORMATION CONTACT:

MATT FEUSTEL | Broker / Owner

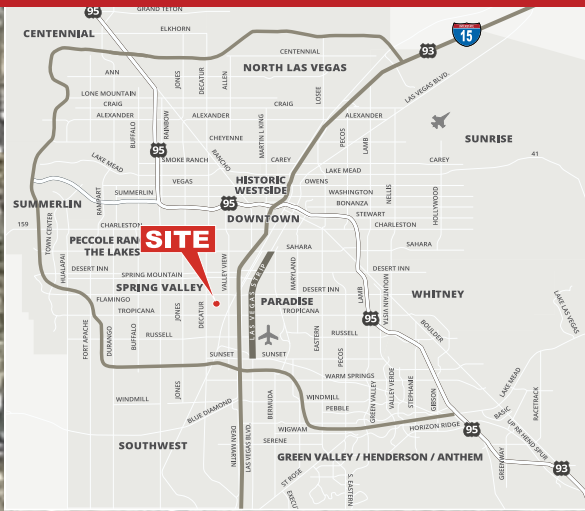
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